



City of NORFOLK

C: Dir., Department of Planning and Community Development

To the Honorable Council
City of Norfolk, Virginia

January 14, 2014

From: George M. Homewood, AICP, CFM
Acting Planning Director

Subject: Applications on property
located at 8620 Granby Street
– First Church of God:

- a. Amendment to the future
land use map, "Map LU-1," of
the City's general plan,
plaNorfolk2030, from
Institutional to Single Family
Suburban.
- b. Rezoning from IN-1
(Institutional) district to R-7
(Single-Family) district.

Reviewed: Ronald H. Williams, Jr., Assistant City
Manager

Ward/Superward: 1/6

Approved:

Marcus D. Jones, City Manager

Item Number:

PH-5

I. Recommendation:

Plan Amendment:

Approval, based upon an evaluation of the area at a greater level of detail.

Conditional Rezoning

Approval, subject to the conditions proffered by the applicant and considering compliance with *Zoning Ordinance* requirements and consistency with approved plans.

II. Applicant: First Church of God by Reverend Harold Boyd
8620 Granby Street

III. Description:

- The site is located on the east side of Granby Street, adjacent to the intersection of Granby Street and East Bayview Boulevard within the Northside neighborhood.
- The request would allow an existing structure originally built as a legal nonconforming duplex home to be restored to its original residential use as a conforming single-family dwelling.

IV. Analysis

Plan Amendment

- *plaNorfolk2030* designates this site as Institutional, making the proposed use inconsistent with *plaNorfolk2030*.
- An amendment to Single Family Suburban is necessary for the proposed use to be consistent with *plaNorfolk2030*.
 - The Identifying Land Use Strategies chapter of *plaNorfolk2030* identifies the Single Family Suburban land use category as an appropriate location for single family detached development on lots greater than 7,500 square feet in size.
 - This property has been utilized for residential purposes consistently and is greater than 7,500 square feet, justifying the plan amendment as a result of the change of conditions due to the church's inability to use the building for church purposes.

Change of Zoning

- Zoning History

City Council Approval	Applicant	Actions
October 2006	First Church of God	<ul style="list-style-type: none"> • Properties located at 8620 Granby Street and 112 East Bayview Boulevard rezoned from R-6 (One-Family) district to Conditional IN-1 (Institutional) district.
Pending	First Church of God	<ul style="list-style-type: none"> • Rezoning of 8620 Granby Street from Conditional IN-1 (Institutional) district to R-7 (One-Family) district

- If the plan amendment is approved, the request would be consistent with *plaNorfolk2030*.
- The residential zoning on the east side of Granby Street is entirely R-6, which requires a minimum lot size of 7,500 square feet with a lot width of 75 feet.
 - The lot proposed for rezoning is 8,258 square feet, but only 60 feet in width, failing to meet the lot width requirements of the R-6 zoning district.
 - A Lot-Pattern Analysis shows the following range of lots and their percentages within the area

Lot-Pattern Analysis

Lot-Size Range	Lots within 1,000 feet		Lots along block: Granby Street (Bayview Boulevard to Evans Street)	
	Number	Percentage	Number	Percentage
Lots less than 75 feet in width	63/146	43%	10/10	100%

- The percentage of zoning lots that meet the required lot width dimensions of the R-7 zoning district (between 60 and 75 feet) is 43% within a 1,000 foot radius of the site, and 100% along the same block face.
- The block analysis indicates an overwhelming percentage of lots that meet R-7 zoning regulations, which is the zoning designation of the lots directly across the street.
- The request is consistent with the prevailing lot-pattern within the neighborhood.

Traffic Analysis

- Institute of Transportation Engineers (ITE) figures estimate that this development will generate 11 fewer vehicle trips per day.
- Based upon ITE data, the current office use of this site generates 21 weekday trips while the proposed new single family residential use would be expected to generate 10 trips a day.

V. Financial Impact

The applicant is current on all real estate taxes.

VI. Environmental

The proposed use should not have an adverse impact on the surrounding uses.

VII. Community Outreach/Notification

- Legal notice was posted on the property on October 8.
- Letter was mailed to the Northside Civic League President on October 23.
- Letters were mailed to all property owners within 300 feet of the property on October 30.
- Notice was sent to the civic league by the Department of Communications on October 30.
- Legal notification was placed in *The Virginian-Pilot* on October 31 and November 7.
- The Planning Commission Public Hearing was held on November 14, 2013.
- Public notification for this agenda item was conducted through the City of Norfolk's agenda notification process.

VIII. Board/Commission Action

By a vote of **6 to 0**, the Planning Commission recommended that the request for a plan amendment and rezoning be **approved**.

IX. Coordination/Outreach

This report has been coordinated with the Department of Planning and Community Development, the United States Department of the Navy, and the City Attorney's Office.

Supporting Material from the Department of Planning and Community Development:

- Proponents and Opponents
- Ordinances
- Future Land Use Map
- Location Map
- Zoning Map
- 1000' Radii Zoning Analysis Map – Width
- Block Zoning Analysis Map – Width
- Survey
- Application
- Letter to the Northside Civic League
- Zoning Compliance Letter for 8620 Granby Street

Proponents and Opponents


Proponents

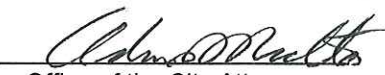
Barbara Mitchell-Judge
1969 East Ocean View Avenue
Norfolk, VA 23503

Opponents

None

11/08/13 tsv

Form and Correctness Approved: 

By 
Office of the City Attorney

Contents Approved:

CS By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE TO AMEND THE CITY'S GENERAL PLAN,
PLANORFOLK2030, SO AS TO CHANGE THE LAND USE
DESIGNATION FOR PROPERTY LOCATED AT 8620 GRANBY STREET
FROM INSTITUTIONAL TO SINGLE-FAMILY SUBURBAN.

- - -


BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the land use designation set forth in the City's general plan, plaNorfolk2030, for the property located at 8620 Granby Street is hereby changed from Institutional to Single-Family Suburban. The property which is the subject of this change in land use designation is more fully described as follows:

Property fronting 60 feet, more or less, along the western line of Granby Street, beginning 220 feet, more or less, from the northern line of East Bayview Boulevard and extending northwardly; premises numbered 8620 Granby Street.

Section 2:- That this ordinance shall be in effect from the date of its adoption.

11/08/13 tsv

Form and Correctness Approved: 

By 
Office of the City Attorney

Contents Approved:

CA 
By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 8620 GRANBY STREET FROM CONDITIONAL IN-1 (INSTITUTIONAL) DISTRICT TO R-7 (SINGLE-FAMILY RESIDENTIAL) DISTRICT.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

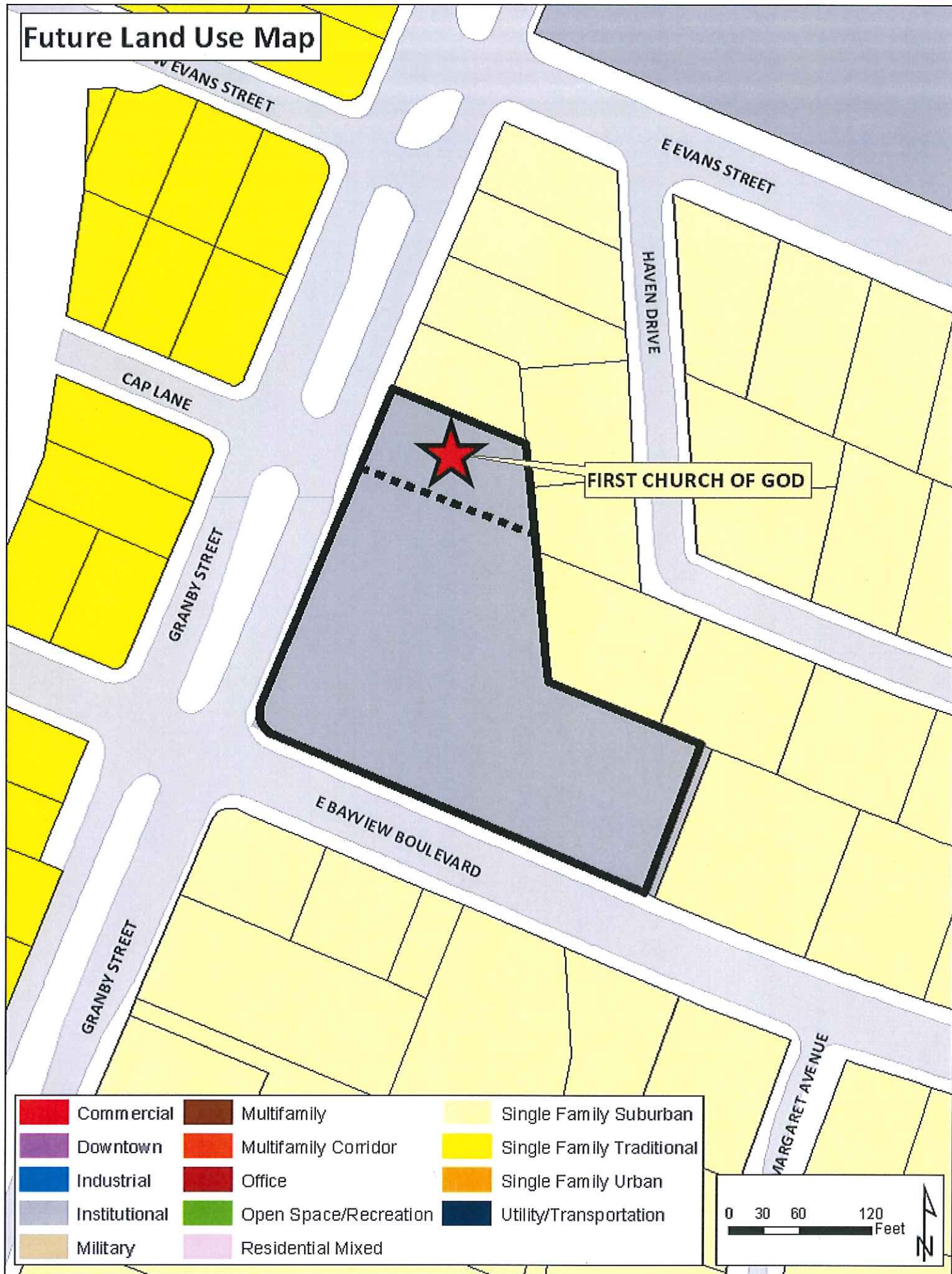
Section 1:- That the property located at 8620 Granby Street is hereby rezoned from Conditional IN-1 (Institutional) to R-7 (Single-Family Residential) District. The property is more fully described as follows:

Property fronting 60 feet, more or less, along the western line of Granby Street, beginning 220 feet, more or less, from the northern line of East Bayview Boulevard and extending northwardly; premises numbered 8620 Granby Street.

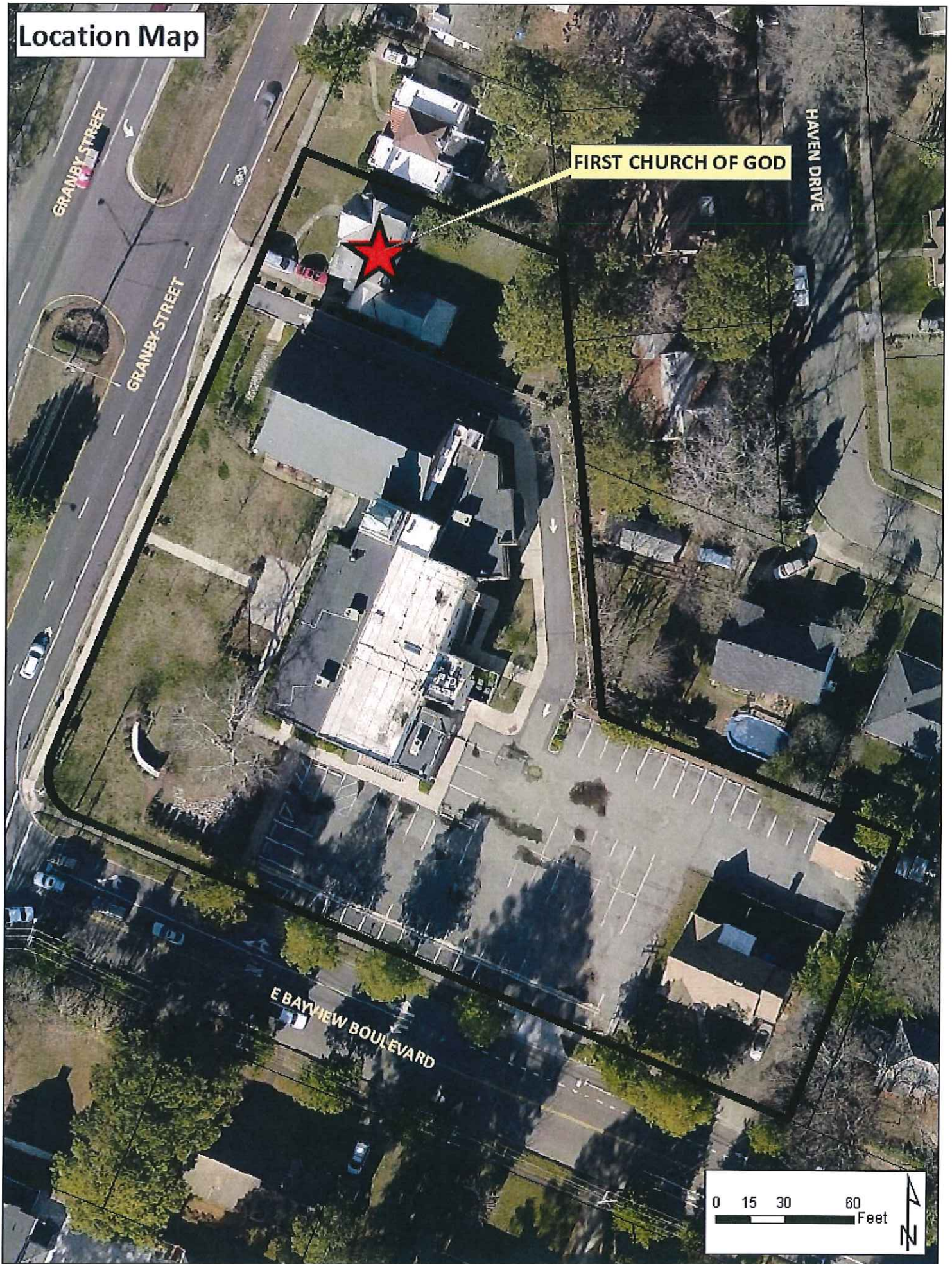
Section 2:- That the official Zoning Map for the City of Norfolk is hereby amended and reordained so as to reflect this rezoning.

Section 3:- That this ordinance shall be in effect from the date of its adoption.

Future Land Use Map



Location Map



HAVEN DRIVE

FIRST CHURCH OF GOD

GRANBY STREET

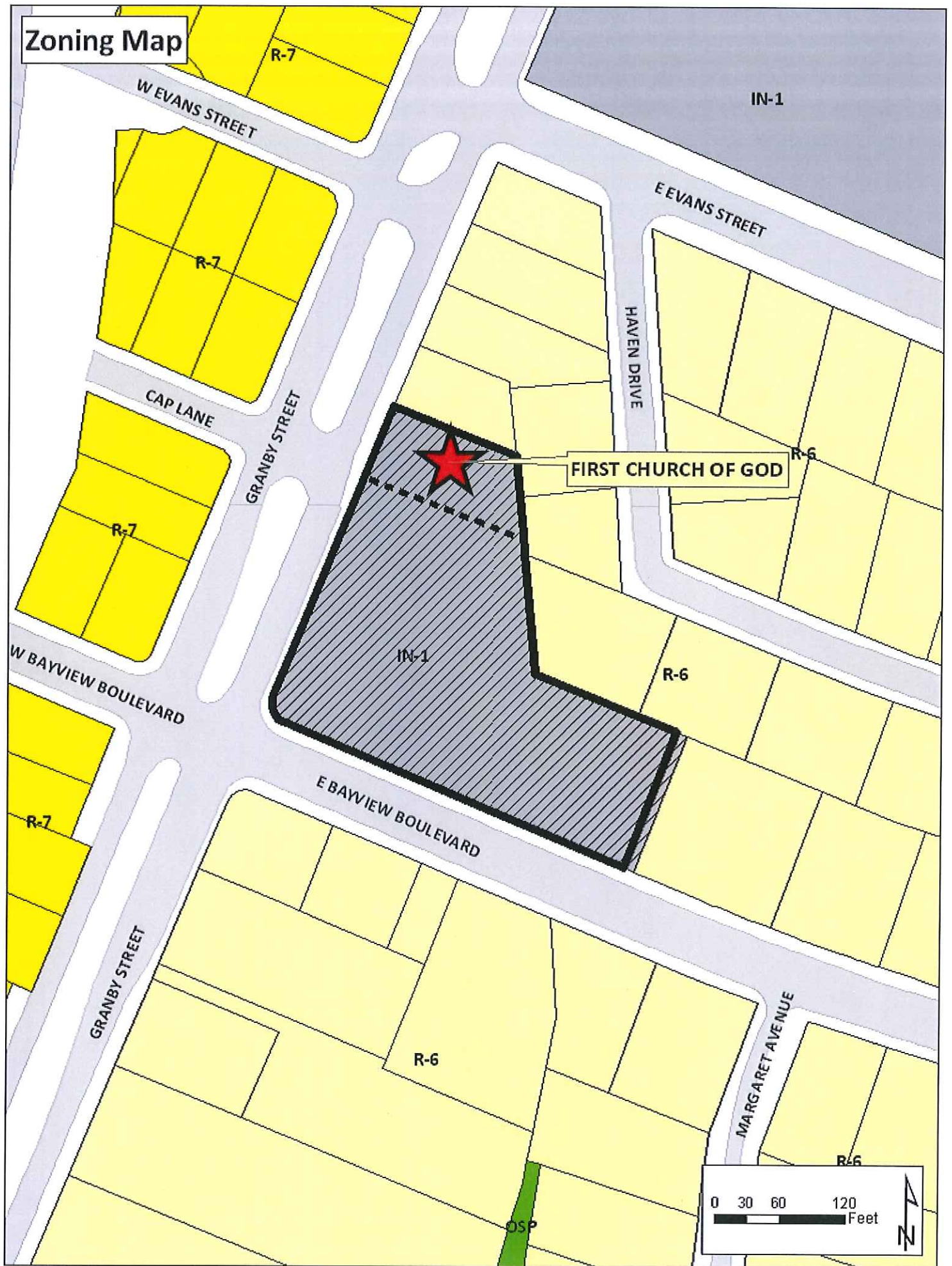
GRANBY STREET

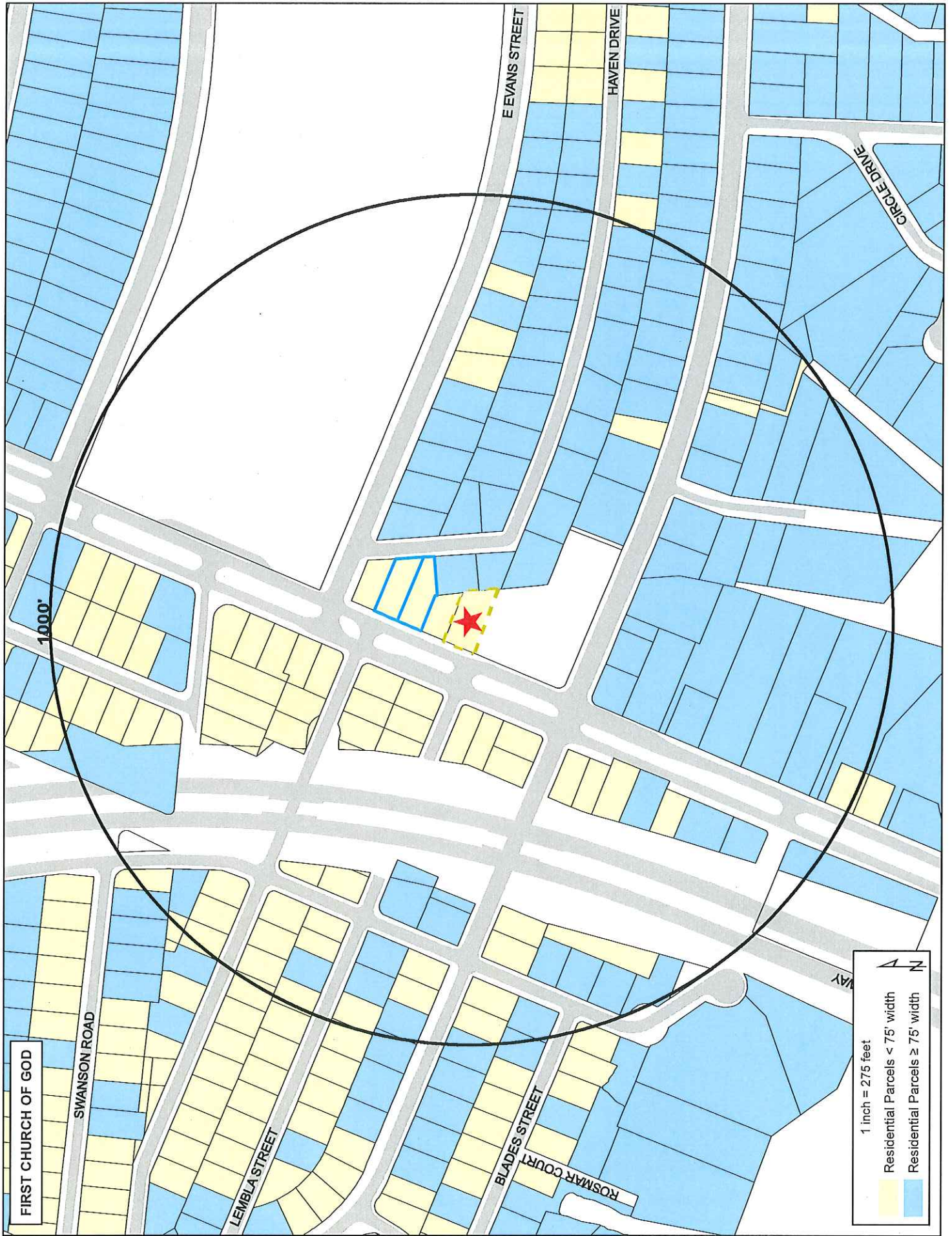
E BAYVIEW BOULEVARD

0 15 30 60 Feet



Zoning Map





FIRST CHURCH OF GOD

SWANSON ROAD

LEMBLA STREET

BLADES STREET

ROSMAR COURT

E EVANS STREET

HAVEN DRIVE

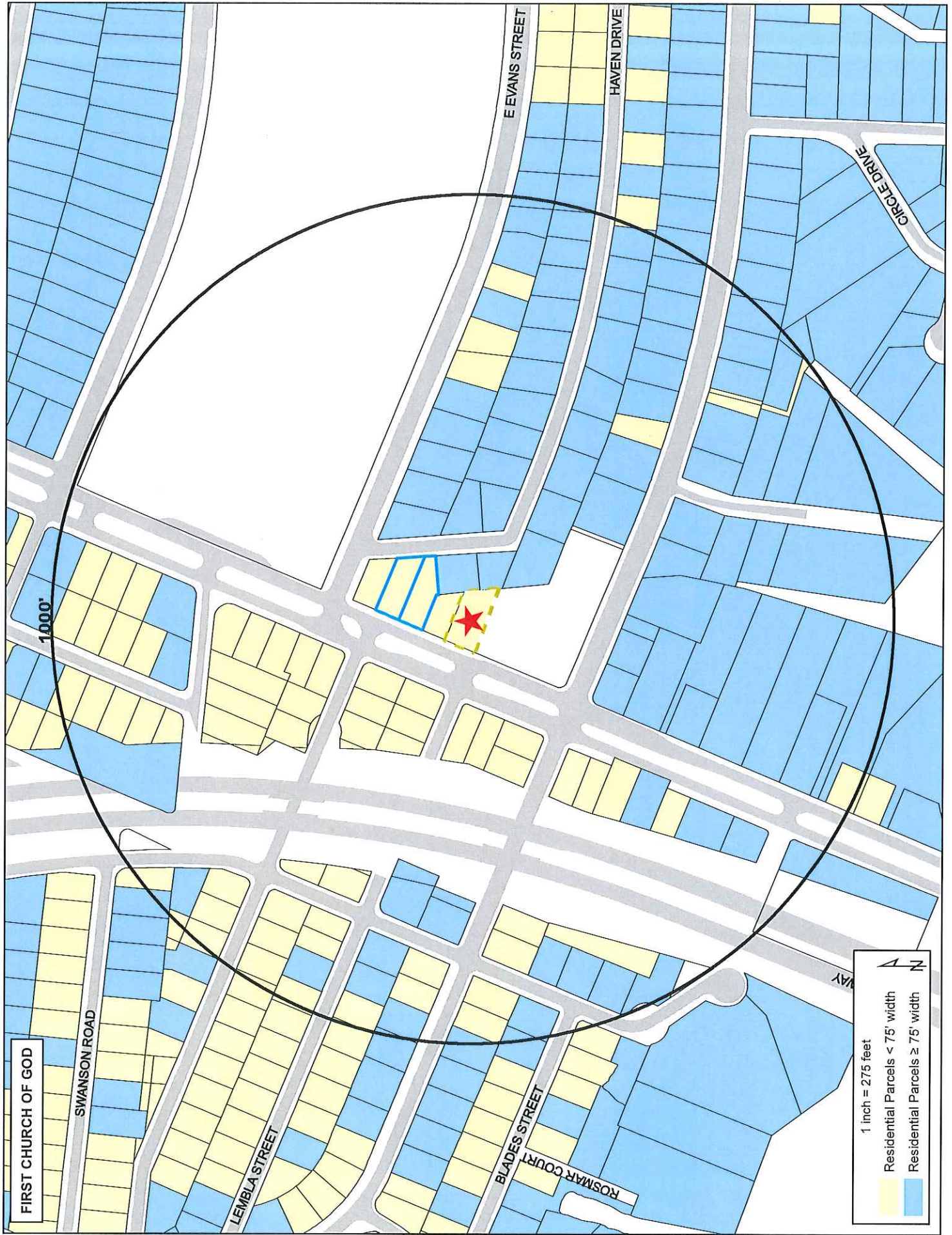
CIRCLE DRIVE

1 inch = 275 feet

Residential Parcels < 75' width

Residential Parcels ≥ 75' width





I, DENNIS TAYLOR, A CERTIFIED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME, THE UNDERSIGNED, AT THE DIRECTION OF THE OWNER, AND THAT THIS SUBDIVISION IS EXTREMELY WITHIN THE BOUNDARIES OF LAND COVERED BY DEEDS DESCRIBED BELOW, AND THAT CONCRETE, STEEL PINS AS SPECIFIED BY THE SUBDIVISION REGULATIONS OF THE CITY OF NORFOLK, VIRGINIA, ARE IN PLACE AT POINTS MARKED THUS, (SEE LEGEND), AND THAT THEIR LOCATIONS ARE CORRECTLY SHOWN.

8/11/13
DATE

THE PLATTING OF DEEDS OF THE FOLLOWING DESCRIBED LAND, RESUBDIVISION OF PARCEL 1A, SUBDIVISION OF LOT 1, ALL OF LOTS 2 & 3 AND THE NORTHERN 40' OF LOT 4, SUBDIVISION #1 - THE CEDARS, PART OF LOT 1, BLOCK 1, PLAN "X" MAP OF BAY VIEW PARK, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

WILLIAM HURTT (TRUSTEE) DATE

WILLIAM EPERLY (TRUSTEE) DATE

JOHN N. MYERS (TRUSTEE) DATE

COMMONWEALTH OF VIRGINIA

A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE OF VIRGINIA, DO HEREBY CERTIFY THAT WILLIAM HURTT, WILLIAM EPERLY, AND JOHN N. MYERS, AND WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, BEARING DATE ON THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID, GIVEN UNDER MY HAND THIS 20th DAY OF 2013.

NOTARY PUBLIC

COMMISSION EXPIRES

NOTARY REGISTRATION NUMBER

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED TO WILLIAM HURTT, WILLIAM EPERLY, AND JOHN N. MYERS, TRUSTEES OF FIRST CHURCH OF GOD FROM WILLIAM CARLTON MORRIS, JR. AND SHIRLEY VIRGINIA WILLIAMS BY DEED DATED NOVEMBER 26, 1986 AND RECORDED IN DEED BOOK 2863 AT PAGE 61 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF NORFOLK, VIRGINIA.

- NOTES:
1. THE MERIDIAN SOURCE OF THIS PLAT IS BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, N.A.D. 1881/1983 (PLAN), COORDINATE VALUES ARE EXPRESSED IN U.S. SURVEY FEET - 0.98 DERIVED.
 2. THIS IS TO CERTIFY THAT I, DENNIS TAYLOR, ON AUGUST 1, 2013, SURVEYED THE PROPERTY SHOWN ON THIS PLAT. THE ONLY ADJACENTS APPEARING ON THIS SURVEY ARE THOSE WHICH WERE SHOWN ON THE RECORDED SUBDIVISION PLAT UNLESS OTHERWISE TO FALL IN FLUOD ZONE - X, AS SHOWN ON THE VIRGINIA PROPERTY INSURANCE PROGRAM MAP FOR THE CITY OF NORFOLK, VIRGINIA, COMMUNITY NUMBER 51014-0090 F DATED SEPTEMBER 2, 2009.
 3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

THE UNDERSIGNED CERTIFY THAT THIS SUBDIVISION, AS IT APPEARS ON THIS PLAT, CONFORMS TO THE APPLICABLE REGULATIONS OF THE CITY OF NORFOLK, VIRGINIA, AND IS ACCORDINGLY APPROVED OF BY THE CITY OF NORFOLK, VIRGINIA, LINES SHOWN ON THIS PLAT.

APPROVED: DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT, NORFOLK, VA. DATE

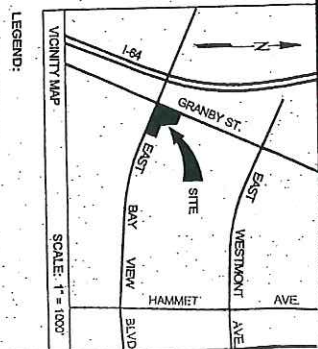
APPROVED: DEPARTMENT OF PUBLIC WORKS, NORFOLK, VA. DATE

APPROVED: DEPARTMENT OF UTILITIES, NORFOLK, VA. DATE

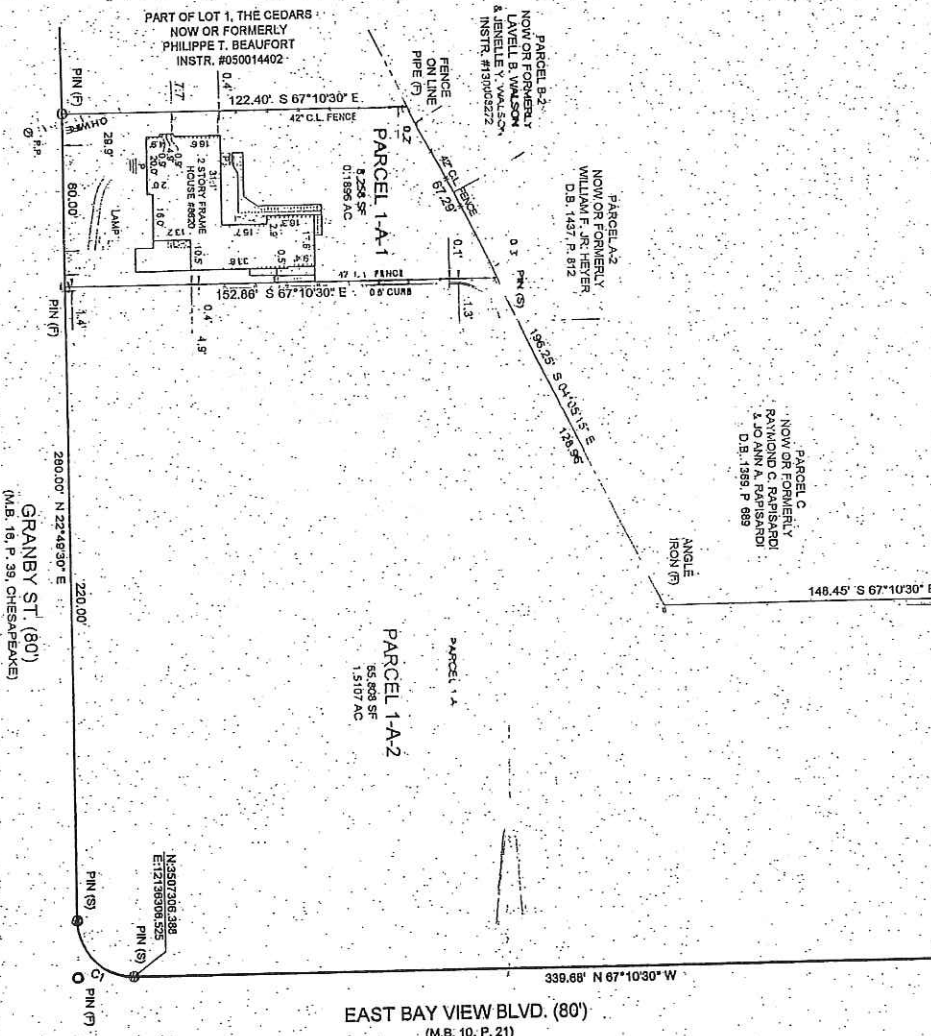
VIRGINIA, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF NORFOLK, VIRGINIA, ON THE 11th DAY OF 2013, THIS PLAT WAS RECEIVED AND ADMITTED TO RECORD IN MAP BOOK _____ AT PAGE _____ BY _____ CLERK.

AREA DESCRIPTION			
LOT	AREA	SQ. FT.	ACRES
LOT 1A-1		8,253	0.1896
LOT 1A-2		65,808	1.5107
LOT 1A-3		74,066	1.7003
TOTAL			

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C-1	20.00'	31.42'	20.00'	28.28'	N 22°10'30" W	90°00'00"

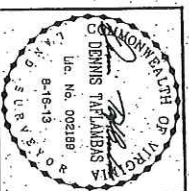


- LEGEND:
- STEEL PIN FOUND
 - STEEL PIN SET
 - ⊙ STEEL PIN IN CONCRETE SET
 - △ ANGLE IRON FOUND



GRAPHIC SCALE
0 15 30 60
1" = 30'

PRELIMINARY



DKT Associates
LAND SURVEYORS
117 E. LITTLE CREEK RD.
SUITE B
NORFOLK, VIRGINIA 23505
(757) 586-5986 FAX: (757) 586-5980

RESUBDIVISION OF
PARCEL 1A, SUBDIVISION OF LOT 1, ALL OF LOTS 2 & 3 AND THE NORTHERN 40' OF LOT 4, SUBDIVISION #1 - THE CEDARS, AND PART OF LOT 1, BLOCK 1, PLAN "X" MAP OF BAY VIEW PARK
NORFOLK, VIRGINIA

JOB	DATE
5762	8-13-13
MAJ	DT
CHECK	8-13-13
DATE	8-13-13
FIELD BOOK	51
SCALE	1" = 30'
SHEET	1 of 1

PC 176



APPLICATION CHANGE OF ZONING

Date of application: 9/9/2013

Change of Zoning

From: IN-1 Zoning To: R-7 Zoning

DESCRIPTION OF PROPERTY

Property location: (Street Number) 8600 (Street Name) GRANBY STREET

Existing Use of Property: RESIDENTIAL DWELLING

Current Building Square Footage _____

Proposed Use RESIDENTIAL DWELLING

Proposed Building Square Footage _____

Trade Name of Business (If applicable) N/A

APPLICANT/ PROPERTY OWNER

1. Name of applicant: (Last) FIRST CHURCH OF GOD (First) _____ (MI) _____

Mailing address of applicant (Street/P.O. Box): 8600 GRANBY STREET

(City) NORFOLK (State) VA (Zip Code) 23503

Daytime telephone number of applicant (757) 587-1310 Fax (757) 587-3882

E-mail address of applicant: fcognorfolk@yahoo.com

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2013)

Rezoning
Page 2

2. Name of property owner:(Last) FIRST CHURCH OF GOD (First) _____ (MI) _____

Mailing address of property owner (Street/P.O. box): 8600 GRANBY ST.

(City) NORFOLK (State) VA (Zip Code) 23503

Daytime telephone number of owner (757)-587-1310 Fax number (757)-587-3882

CIVIC LEAGUE INFORMATION

Civic League contact: Paul Evans@cox.net 583-1675 Northside Civic League

Date(s) contacted: 9/3/13 NORTHSIDE CIVIC LEAGUE MEMBERSHIP VOTED UNANIMOUSLY IN FAVOR OF REZONING
(C.P.) REVIEWED FOR PAUL EVANS

Ward/Super Ward information: _____

REQUIRED ATTACHMENTS

- ✓ Required application fee, **\$705.00** (if check, make payable to Norfolk City Treasurer).
 - Application fee includes a non-refundable \$5 technology surcharge.
 - If accompanied with a necessary map amendment to the City's adopted general plan, planNorfolk2030, an additional technology surcharge of **\$5** will be required.
- ✓ Two 8½ x 14 inch copies of a survey or site plan drawn to scale showing:
 - Existing and proposed building structures
 - Driveways
 - Parking
 - Landscaping
 - Property lines (see attached example)
- ✓ Description and details of the operation of the business (i.e., # of employees, # of bays, reason for rezoning, etc...)

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

✦ Print name: FIRST CHURCH OF GOD Sign: Rev. Harold Boyd 9/3/2013
(Property Owner or Authorized Agent Signature) (Date)

✦ Print name: FIRST CHURCH OF GOD Sign: Rev. Harold Boyd 9/3/2013
(Applicant or Authorized Agent Signature) (Date)
REV. HAROLD BOYD
SENIOR PASTOR

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2013)



October 24, 2013

Paul Evans
President, Northside Civic League
8632 Granby Street
Norfolk, VA 23503

Dear Mr. Evans:

The Planning Department has received an application for a change of zoning from IN-1 (Institutional) district to R-7 (One-Family) district on property located at 8620 Granby Street. This request is tentatively scheduled for the November 14, 2013, City Planning Commission public hearing.

Summary

The request is to allow First Church of God to rezone and subdivide a portion of their property to allow the resumption of a residential use in an existing single-family structure.

If you would like additional information on the request, you may contact the applicant, First Church of God, at (757) 587-1310 or you may telephone Chrishaun Smith on my staff at (757) 664-4740. A copy of the application is enclosed.

Sincerely,

A handwritten signature in black ink, appearing to read "Frank M. Duke".

Frank M. Duke, AICP
Planning Director

cc: Ray Ransom, Senior Neighborhood Development Specialist



October 31, 2013

Barbara Mitchell-Judge
8600 Granby Street
Norfolk, VA 23503

RE: 8620 Granby Street

Mrs. Mitchell-Judge:

Inquiry into the City of Norfolk's Address Information Resource system described the single-family structure at address 8620 Granby Street (*the property*) as a two-family structure (duplex). The *City of Norfolk Zoning Ordinance*, 1992 as amended, designates this use a nonconforming use under Table 4-A Table of Land Uses. Further, upon approval of Ordinance No: 42,723 in 2006; a request by the Church of God to rezone *the property* from R-6 (One-Family) district to Conditional IN-1, *the property* was brought into compliance with the *Zoning Ordinance* with its use for an accessory use to the religious institution; and the legal nonconformity as a duplex was voluntarily corrected as a result of this rezoning.

Therefore, this property, subsequent to city council approval of the applicant's pending rezoning request, can only be developed as a single-family residence, in accordance with R-7 zoning regulations of Section 4-7, Table 4-A Table of Land Uses, and Table 4-B of the *Zoning Ordinance*. A two-family residence (duplex) is not a permitted use within the R-7 district and cannot be constructed or rehabilitated on this property. Please find attached the requirements for the R-7 district for your information.

Please note that you are entitled to appeal this determination. However, such appeal must be filed within 30 days and the interpretation shall be final and unappealable if not appealed within 30 days. The fee for any appeal is \$205 and additional information, including forms for noting an appeal, are available in the offices of the Department of Planning located in the City Hall Building, 5th Floor, Suite 508, 810 Union Street, Norfolk, Virginia, 23510. This notice is provided to you in accordance with section 15.2-2311(A) of the Code of Virginia.

Sincerely,

A handwritten signature in black ink that reads "Leonard M. Newcomb III".

Leonard M. Newcomb III
Zoning Administrator
Land Use Services

Recreation Center, Community (private) ¹	20,000 sq. ft.	100 ft.
Recreation Center, Community (public) ¹	20,000 sq. ft.	100 ft.
Religious Institution ¹	20,000 sq. ft.	100 ft.
Group Home	7,500 sq. ft.	75 ft.
Notes: ¹ Maximum lot coverage for Recreation Center, Community (private) and Recreation Center, Community (public) is 45 percent (45%); for Religious Institution is 55 percent (55%).		

4-6.4 *Maximum building height.* The maximum building height permitted in this district is 35 feet.

4-6.5 *Yard requirements and other development standards.* The yard requirements for the R-6 District are set forth in Table 4-B following this Chapter 4. Other development standards applicable to uses in this district are set forth in Article III, including parking (Chapter 15), signs (Chapter 16), and landscaping (Chapter 17).

4-7 Single-Family R-7.

4-7.1 *Purpose statement.* This Single-Family District (R-7) is intended to provide for single-family residences in a moderately low density single-family setting and to ensure that new development is compatible with existing development in the area.

4-7.2 *Uses.* Uses in the R-7 District as specified in Table 4-A – Land Uses for Residential Districts permitted as of right or by special exception subject to the general provisions set forth in section 4-0.

4-7.3 *Minimum lot area and lot width.* The minimum lot areas and lot widths permitted in this district are as follows:

Permitted Use	Minimum Lot Area	Minimum Lot Width
(a) <i>Principal Permitted Use</i> Residential	6,000 sq. ft.	60 ft.
(b) <i>Other Permitted Uses</i> Group Home for the Handicapped Governmental Operations (non-industrial) Utility Facility	6,000 sq. ft. None None	60 ft. None None
(c) <i>Special Exception Uses</i>		

Recreation Center, Community (private) ¹	20,000 sq. ft.	100 ft.
Recreation Center, Community (public) ¹	20,000 sq. ft.	100 ft.
Religious Institution ¹	20,000 sq. ft.	100 ft.
Group Home	6,000 sq. ft.	60 ft.
Notes: ¹ Maximum lot coverage for Recreation Center, Community (private) and Recreation Center, Community (public) is 45 percent (45%); for Religious Institution is 55 percent (55%).		

4-7.4 *Maximum building height.* The maximum building height permitted in this district is 35 feet.

4-7.5 *Yard requirements and other development standards.* The yard requirements for the R-7 District are set forth in Table 4-B following this Chapter 4. Other development standards applicable to uses in this district are set forth in Article III, including parking (Chapter 15), signs (Chapter 16), and landscaping (Chapter 17).

4-8 Single-Family R-8.

4-8.1 *Purpose statement.* This Single-Family District (R-8) is intended to provide for single-family residences in a moderately low density single-family setting and to ensure that new development is compatible with existing development in the area.

4-8.2 *Uses.* Uses in the R-8 District as specified in Table 4-A – Land Uses for Residential Districts permitted as of right or by special exception subject to the general provisions set forth in section 4-0.

4-8.3 *Minimum lot area and lot width.* The minimum lot areas and lot widths permitted in this district are as follows:

Permitted Use	Minimum Lot Area	Minimum Lot Width
(a) <i>Principal Permitted Use</i> Residential	5,000 sq. ft.	50 ft.
(b) <i>Other Permitted Uses</i> Group Home for the Handicapped Governmental Operations (non-industrial) Utility Facility	5,000 sq. ft. None None	50 ft. None None
(c) <i>Special Exception Uses</i>		

RESIDENTIAL DISTRICTS
TABLE 4-A – TABLE OF LAND USES

LAND USES		RESIDENTIAL DISTRICTS															COMMENTS	
P = Permitted Use S = Special Exception Use																		
	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8	R-9	R-10	R-11	R-12	R-13	R-14	R-15	UR		
RESIDENTIAL USES																		
Congregate Housing											P	P	P	P	P		Subject to the requirements of § 25-10.2 Day care home	
Day Care Home											P	P	P	P	P			
Dormitory											S	S	S	S	S			
Fraternity/Sorority House											S	S	S	S	S			
Group Home	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P			Parking reduction subject to the requirements of §15.5-1(b)
Group Home for the Handicapped	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Multi-Family (3-6 units)										P	P	P	P	P	P			
Multi-Family (7 or more units)										S	S	P	P	P	P			
Rooming House										S	S	S	S	S	S			Subject to the requirements of City Code § 22-27 – 34
Semi-Detached Dwelling										P	P	P	P	P	P	P		
Single-Family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		

[illegible]

[illegible]

TABLE 4-B
YARD REQUIREMENTS
RESIDENCE DISTRICTS
(In Linear Feet)

District	Permitted Residential Uses	Front Yard	Corner Side Yard	Interior Side Yard	Rear Yard
R-1	Single-Family	Ave.25 (1)	25	10	25
R-2	Single-Family	Ave.25 (1)	25	10	25
R-3	Single-Family	Ave.25 (1)	25	10	25
R-4	Single-Family	Ave.25 (1)	25	10	25
R-5	Single-Family	Ave.25 (1)	10	10	25
R-6	Single-Family	Ave.25 (1)	10	5	25
R-7	Single-Family	Ave.25 (1)	10	5	25
R-8	Single-Family	Ave.25 (1)	10	5	25
R-9	Single-Family	Ave.25 (1)	10	3	25
R-10	Townhouse	20	10	10	25
R-11	Multi-Family—Moderate Density	20	10	10 (4) (5)	25
R-12	Multi-Family—Medium Density	20	10	10 (4)(5)	20
R-13	Multi-Family—Moderately High Density	20	10	10(2)	25
R-14	Multi-Family—High Density	20	10	10(2)	25
R-15	Multi-Family—High Density	20	10	10(2)	25
UR	Permitted Urban Residential (UR) Uses	Front Yard	Corner Side Yard	Interior Side Yard	Rear Yard
UR	Group Home for the Handicapped	15	5	3.5	5
UR	Semi-Detached Dwelling	10	10	5	5
UR	Single-Family (with or without auxiliary structure)	15	5	3.5	5
UR	Townhouse	10	10	5	5
	Permitted Nonresidential Uses	Front Yard	Corner Side Yard	Interior Side Yard	Rear Yard
	Recreation Center, Community (private)	25	10	25	25
	Recreation Center, Community (public)	25	10	25	25
	Congregate Housing	20	10	10	25

District	Permitted Residential Uses	Front Yard	Corner Side Yard	Interior Side Yard	Rear Yard
	Park	None	None	None	None
	Group Home for the Handicapped	20	10	10	25
	Religious Institution	25	10	25	25
	Group Home	20	10	10	25
	Day Care Center, Child	25	10	25	25
	Day Care Center, Adult	25	10	25	25
	Dormitory	20	10	10	25
	Fraternity /Sorority House	20	10	10	25
	Utility Facility	20	10	10	25
	Governmental Operations (non-industrial)	20	10	10	25

Notes:

- (1) Front yard requirements may be the average of the existing front yards on adjacent properties; however, in no case shall such front yard be required to be more than 25 feet. If there are no structures on an adjacent zoning lot the required front yard of that zoning lot shall be 25 feet.
- (2) The required interior yard shall be five (5) feet for single-, semi-detached and two-family residences.
- (3) On nonconforming residential lots which are 30 feet or less in width, side yards or corner side yards not less than three (3) feet shall be provided.
- (4) For multi-family structures with three (3) or more units, side yards shall be at least ten (10) feet in width and shall have a combined width of not less than 30 feet. Also, there shall be at least ten (10) feet of space between buildings on the same site.
- (5) The required interior yard shall be five (5) feet for single-family and two-family residences on lots at least 50 feet in width. The required interior yard shall be 3.5 feet for single-family residences on lots at least 37.5 feet in width but less than 50 feet in width.